

ORDINANCE NO. 2016-

AN ORDINANCE AMENDING SECTIONS 19.38.11 AND 19.38.12 TO EXEMPT PUBLIC STRUCTURES FROM THE DEVELOPMENT PROHIBITION WITHIN THE BLUFF PROTECTION AND BLUFF DEVELOPMENT OVERLAY DISTRICTS.

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 19 of the City Code is hereby amended by adding those words that are underlined, to read as follows:

CHAPTER 19 ZONING

ARTICLE III. ZONING DISTRICT MAP, ZONING DISTRICTS AND DISTRICT USES

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SEC. 19.38.11 BLUFF PROTECTION (BP-1) OVERLAY DISTRICTS.

- (d) **Development Prohibition** – Except for public or public utility structures, ~~No~~ permit for development shall be issued for a structure in the Bluff Protection Overlay District which would have a floor elevation below 760 feet. Basement floor elevations below the 760-foot elevation shall be permitted provided that no portion of any floor area below the 760-foot elevation is within fifty feet of the bluff face. Expansion of structures existing at the date of adoption of this Section having a floor elevation at or below 760 feet shall be permitted provided that the expansion shall not exceed the lot coverage below the 760-foot elevation existing at the date of adoption of this Section by more than twenty percent.

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SEC. 19.38.12 BLUFF DEVELOPMENT (BP-2) OVERLAY DISTRICTS.

- (d) **Development Prohibition** – Except for public or public utility structures, ~~No~~ permit for development shall be issued for a structure in the Bluff Development Overlay District which would have a floor elevation below 760 feet. Basement floor elevations below the 760-foot elevation shall be permitted provided that no portion of any floor area below the 760-foot elevation is within fifty feet of the bluff face. Expansion of structures existing at the date of adoption of this Section having a floor elevation at or below 760 feet shall be permitted provided that the expansion shall not exceed the lot coverage below the 760-foot elevation existing at the date of adoption of this Section by more than twenty percent.

Passed and adopted this _____ day of _____, 2016.

Mayor

ATTEST:

Secretary to the Council

APPROVED:

City Attorney